

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/18 Macdonald Grove Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Townhouse

Suburb

Mornington

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/17 York Street Mornington VIC 3931	\$780,000	14-Jun-19
1C Haig Street Mornington VIC 3931	\$835,000	04-Oct-19
2/116 Wilsons Road Mornington VIC 3931	\$790,000	07-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2019

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3/17 York Street Mornington VIC 3931

3 2 2

Sold Price

\$780,000

Sold Date

14-Jun-19

Distance

0.41km



1C Haig Street Mornington VIC 3931

4 2 1

Sold Price

\$835,000

Sold Date

04-Oct-19

Distance

0.43km



2/116 Wilsons Road Mornington VIC 3931

3 2 2

Sold Price

\$790,000

Sold Date

07-Oct-19

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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